



North Carolina Department of Environment and Natural Resources
Division of Coastal Management

Beverly Eaves Perdue, Governor


James H. Gregson, Director

Dee Freeman, Secretary

MEMORANDUM

CRC-11-17

To: The Coastal Resources Commission

From: Michael Christenbury, Wilmington District Planner 

Date: August 9, 2011

Subject: Certification of Amendment #2 of the 2007 Brunswick County Core Land Use Plan

Staff Recommendation: Certification of the 2007 Brunswick County Core LUP Amendments based on the determination that the amendments has met the substantive requirements outlined within the 2002 7B Land Use Plan Guidelines and that there are no conflicts evident with either state or federal law or the State's Coastal Management Program.

Overview:

Brunswick County is located in southeast North Carolina along the coast between New Hanover County and the South Carolina State line. This is the Second (2nd) amendment to the 2007 Brunswick County Core Land Use Plan (LUP), certified by the Coastal Resources Commission (CRC) on November 30, 2007.

Specifically, the amendments involve four (4) components: (1) changes to the Future Land Use Plan Map and the Future Land Use Acreage Table; (2) changes to the Comprehensive Wastewater Service Area Map and Service Area Tables; (3) a text amendment to the Cultural, Historic and Scenic Areas Policies and Implementing Actions; and (4) amendments to the Zoning Map and the Zoning Table.

Component 1:

Brunswick County strives to keep the LUP as up to date as possible by amending the plan anytime there are changes to the plan itself.

The first component of this amendment involves 17 changes to the Future Land Use Map designations, as well as changes to the corresponding Future Land Use Map Acreage Table (Table 64). The update to Table 64 is needed to insure that the table accurately reflects the acreage changes made to each Future Land Use Map designation.

Specifically, changes to the Future Land Use Map designations and Table are as follows (in acres):

Future Land Use Map Designations:	Amending from: (Approx. Acres)	Amending to: (Approx. Acres)	% of Change: (Approx.)
Commercial	11,195	11,550	3.0% Increase
Community Commercial	4,802	4,826	0.4% Increase
Conservation	186,739	184,865	1.0% (Decrease)
High-Density Residential	930	931	0.1% Increase
Industrial	18,169	19,491	7.2% Increase
Low-Density Residential	193,009	193,357	0.1% Increase
Medium-Density Residential	27,282	27,043	0.8% (Decrease)
Military	9,147	9,147	No Change
Mixed Use	5,653	5,715	1.3% Increase
Protected Lands	13,731	13,731	No Change
Recreation	672	672	No Change

See 'Exhibit A' for Future Land Use Map amendments and changes to the Future Land Use Map Table.

Component 2:

The second component of this amendment involves updating the Comprehensive Wastewater Service Area Map (Map 32) as well as a text amendment related to Tables 75-78 and an update to Table 79.

The information depicted on the Comprehensive Wastewater Service Area Map within the LUP is an overlay on top of the Future Land Use Map. Once changes are made to the Future Land Use Map, the Comprehensive Service Area Map must also be amended to insure internal consistency within the plan. Updating the Comprehensive Service Area Map to reflect changes made to the Future Land Use Map insures that both maps are accurate and up-to-date.

The second part of this component involves a text amendment and updates to Table 79. The text amendment simply adds the word "*projected*" to the titles of Tables 75, 76, 77 and 78 to clarify that the tables are depicting projected growth in each service area. The update to Table 79 is also needed to insure that this table accurately reflects the acreage changes made to each Future Land Use Map designation.

See 'Exhibit B' for changes to the Comprehensive Wastewater Service Area Map (Map 32) as well as the text amendment to Tables 75-78 and update to Table 79.

Component 3:

The third component is a text amendment which adds **cemeteries** to the Cultural, Historic and Scenic Areas; Section 6, Policies 102 and 103 of the plan, as well as to Implementation Action I.106a.

See 'Exhibit C' for this text amendment.

Component 4:

Component 4 of this amendment involves changes to the Brunswick County Zoning Map, which is Map 24 within the LUP and its corresponding Zoning Table (Table 60 within the plan). Changes to county zoning come primarily due to requests for rezoning from individual property owners, as well as the annexation of county jurisdiction into municipalities within the county. Once changes are made to the zoning map within the plan, amendment(s) to the Zoning Table are needed to accurately reflect the number of acres within each zoning district noted on the zoning map.

'Exhibit D' reflects the newly amended Zoning Map and corresponding Zoning Table.

Conclusion

It is the desire of Brunswick County to keep the Land Use Plan up to date. These amendments (map, table and text) help further the County's vision and desire to plan for future development. The amendments also help the plan serve as the basis and guide for subsequent changes to the County's development regulations, furthering the likelihood of the County achieving its vision.

The Brunswick County Board of Commissioners unanimously adopted the amendments by resolution following a public hearing that was held on June 6, 2011.

Brunswick County reviewed the amendments and determined they are not in conflict with any other policies or sections of the 2007 Brunswick County Land Use Plan, nor with any other Brunswick County plan(s) or Ordinance(s).

The public had the opportunity to provide written comments to DCM up to fifteen (15) business days (excluding holidays) prior to the CRC meeting. No comments have been received, written or otherwise as of the date of this memorandum.

To view the full 2007 Brunswick County Core Land Use Plan, go to the following link and scroll down to Shallotte LUP:

http://www.nccoastalmanagement.net/Planning/under_review.htm

Exhibit A: Future Land Use Map Amendments and changes to the Future Land Use Map Table.

Exhibit B: Changes to the Comprehensive Wastewater Service Area Map (Map 32) as well as text amendment to Tables 75-78.

Exhibit C: Text Amendment to Section 6 – Cultural, Historic and Scenic Areas.

Exhibit D: Amended Zoning Map and corresponding Zoning Table.



**NOTICE OF PUBLIC HEARING
TO AMEND THE OFFICIAL BRUNSWICK COUNTY
COASTAL AREA MANAGEMENT ACT (CAMA) CORE LAND USE PLAN**

The Brunswick County Board of Commissioners will hold a public hearing on June, 6 2011 at 6:30 p.m. in the Commissioners Chambers of the David R. Sandifer Administration Building at 30 Government Center Drive at the Brunswick County Government Center concerning the following CAMA Land Use Plan Amendments:

- **LAND USE PLAN MAP AMENDMENT (LUM-639) FOR REZONING CASE Z-639:**
Request to amend the Official Brunswick County Land Use Plan Map from MDR (Medium Density Residential) to Commercial Tax Parcel 04700002 located on Old Lanvale Rd (SR 1700) and Buckeye Rd (SR 1415) near Leland, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-640) FOR REZONING CASE Z-640:**
Request to amend the Official Brunswick County Land Use Plan Map from LDR (Low Density Residential) to Industrial for Tax Parcel 2290006402 located on Pigott Rd (SR 1152) near Shallotte, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-641) FOR REZONING CASE Z-641:**
Request to amend the Official Brunswick County Land Use Plan Map from LDR (Low Density Residential) to Commercial for a portion of Tax Parcel 0700004805 located on Ocean Highway (US 17) and Snowfield Road (SR 1522) near Leland, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-643) FOR REZONING CASE Z-643:**
Request to amend the Official Brunswick County Land Use Plan Map from LDR (Low Density Residential) to Mixed Use for Tax Parcel 1850001708 located on Southport-Supply Road (NC 211) and Zion Hill Road (SR 1114) near Bolivia, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-645) FOR REZONING CASE Z-645:**
Request to amend the Official Brunswick County Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcel 1860000104 located on Clemmons Road (SR 1505) near Supply, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-646) FOR REZONING CASE Z-646:**
Request to amend the Official Brunswick County Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcels 243IB017 and 243IB018, located at 6913 and 6917 Robinson Street (SR 1876) near Ocean Isle Beach, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-647) FOR REZONING CASE Z-647:**
Request to amend the Official Brunswick County Land Use Plan Map from Conservation and LDR (Low Density Residential) to Industrial for a portion of Tax Parcel 01400001 located on Andrew Jackson Highway (US 74/76), Northwest Road (SR 1419), and Port Royal Road (SR 1420) near Northwest, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-650) FOR REZONING CASE Z-650:**
Request to amend the Official Brunswick County Land Use Plan Map from MDR (Medium Density Residential) to CC (Community Commercial) for Tax Parcels 1390004205 (requested by applicant), 1390004206, and 1390004207 (added by staff) located off Old Ocean Highway (Old US 17), N. Piney Grove Road (SR 1445) and Thomasine Lane near Bolivia, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-653) FOR REZONING CASE Z-653:**
Request to amend the Official Brunswick County Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1680004402 located off Swain Creek Trail and Ocean Highway (US 17) near Supply, NC.
- **LAND USE PLAN MAP AMENDMENT (LUM-656) FOR REZONING CASE Z-656:**
Request to amend the Official Brunswick County Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 20300039 located off Southport-Supply Road (NC 211) near Oak Island, NC.

▪ **SECTION 6.V.C (TABLE 64):**

Table 64.
Brunswick County Future Land Use Acreages

	Acres	% of Total
Commercial	11,550.0	2.5%
Community Commercial	4,826.1	1.0%
Conservation	184,865.4	39.2%
High-Density Residential	931.0	0.2%
Industrial	19,491.3	4.1%
Low-Density Residential	193,357.1	41.0%
Medium-Density Residential	27,042.5	5.7%
Military	9,147.2	1.9%
Mixed Use	5,715.0	1.2%
Protected Lands	13,731.3	2.9%
Recreation	672.0	0.1%
TOTAL	471,328.9	100.0%

*The acreages in this table assume total build-out of the attached future land use map.

NOTE: The acreages included only the unincorporated areas of the County.

Source: Holland Consulting Planners, Inc.

Copies of the amendments can be viewed at the Brunswick County Planning and Community Development Department at the Brunswick County Government Center in Building I (75 Courthouse Drive NE, Bolivia, NC 28422) and at the Brunswick County Courthouse on the first floor (310 Government Center Dr NE, Bolivia, Building S, NC 28422) during normal work hours.

Brunswick County invites your comments to this important CAMA Land Use Plan Amendments. **Again, Brunswick County will consider this issue on June 6, 2011 at 6:30p.m. in the Commissioners Chambers of the David R. Sandifer Administration Building at 30 Government Center Drive at the Brunswick County Government Center.**

If adopted, the amendments will be submitted to the Coastal Resources Commission (CRC) for Certification on July 13-14, 2011 at the CRC meeting. Written objections, comments, and/or statements of support shall be submitted to the NC Division of Coastal Management District Planner, Michael Christenbury, 127 Cardinal Drive Ext., Wilmington, NC 28405-3845. Written comments must be received no less than 15 business days prior to the July 13-14, 2011 CRC meeting where the amendments are scheduled to be considered for Certification. Copies of the amendments are available online at www.brunswickcountync.gov and are available for review and may be checked out for a 24-hour period at the Brunswick County Government Center during normal business hours. The public is encouraged to review the amendments.

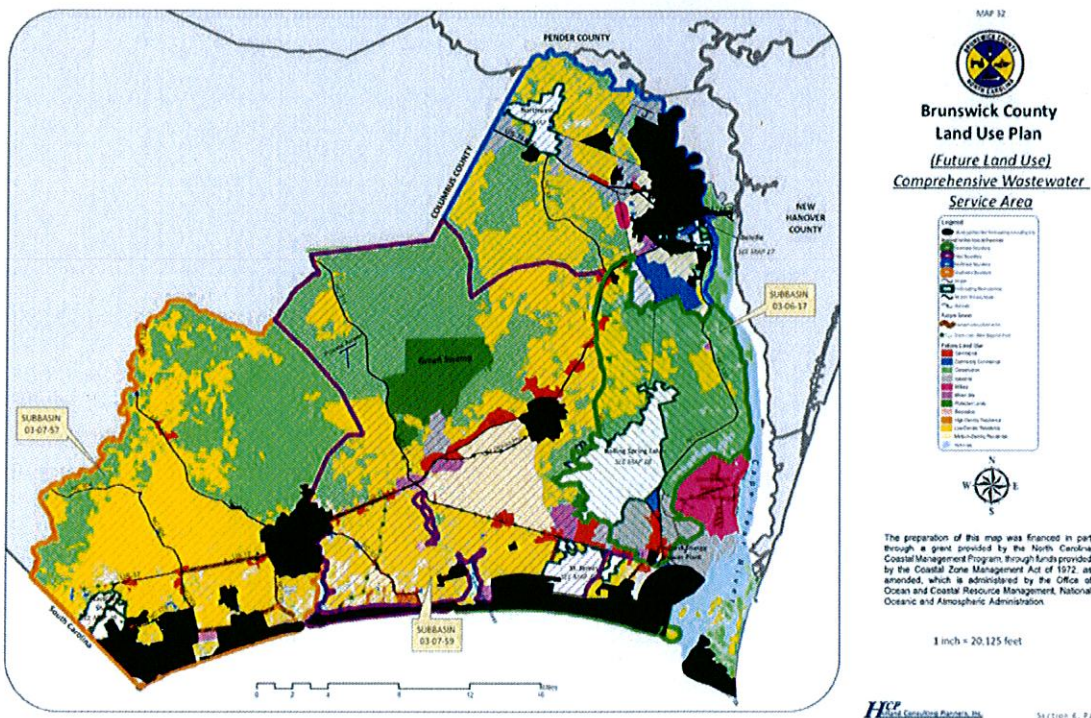
For more information or questions regarding the Land Use Plan Amendments, contact the Brunswick County Planning and Community Development Department in person at 75 Courthouse Drive NE, Bolivia, NC, 28422, by phone at 910-253-2025 or toll free at 1-800-621-0609, or by email at kdixon@brunscoco.net.



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▪ **COMPREHENSIVE WASTEWATER SERVICE AREA MAP (MAP 32):**



▪ **SECTION 6.V.E (TABLE 75-78):**

Proposed text amendment to add the verbiage "*Projected*" to title of Table 75, 76, 77, and 78 to clarify that the tables are depicting projected growth in each service area.

▪ **SECTION 6.V.F (TABLE 79):**

Table 79.
Brunswick County Future Land Use Acreages*

Land Use**	Northeast (acres)	Southeast (acres)	Southwest (acres)	West (acres)	Total
Commercial	473.7	1,917.5	1,352.2	7,386.3	11,129.7
Community Commercial	3,559.2	422.1	420.5	265.8	4,667.6
Conservation	19,219.7	40,172.1	58,329.4	58,898.3	176,619.5
High Density Residential	5.2	45.3	129.6	716.2	896.3
Industrial	7,433.0	5,537.9	222.9	2,161.4	15,355.2
Low Density Residential	33,746.9	11,875.8	70,457.3	72,826.7	188,906.7
Medium Density Residential	5,036.3	15.3	1,266.5	20,418.2	26,736.3
Military	608.6	16.5	0.0	0.0	625.1
Mixed Use	549.4	340.1	343.1	4,472.0	5,704.6
Protected Lands	0.0	147.0	0.0	13,584.3	13,731.3
Recreation	0.0	0.2	58.1	158.9	217.3
Total	70,632.0	60,489.8	132,579.6	180,888.1	444,589.5

* This table includes all areas that have been included in the Brunswick County Comprehensive Wastewater and Water Master Plans. The acreage does not include waterbodies, water road right of ways, or the following municipalities: Leland, Navassa, Sandy Creek, Southport, Oak Island, Caswell Beach, Shallotte, Sunset Beach, Calabash, Ocean Isle Beach, and Bald Head Island. These municipalities may be affected by the water and sewer improvements discussed, but did not participate in the County's Land Use Plan Update.

**For land use category explanations and associated densities included in the Brunswick County Unified Development Ordinance see Section 6.V.D.

Source: Holland Consulting Planners, Inc.

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▪ **SECTION 6.IV.C.P.102 & 103 (Policies - Cultural, Historic, and Scenic Areas):**

Policies – Cultural, Historic, and Scenic Areas

Cultural, Historical, and Scenic Areas Polices P.102, P.104, and P.105 does not currently have an impact within the Town of St. Jame's jurisdiction.

P.102 Brunswick County supports preservation of historic sites, buildings, written records, cemeteries, and oral history.

P.103 Brunswick County encourages efforts to protect cultural and historic resources to preserve their cultural, educational, and aesthetic values and qualities. Please refer to both the "Comprehensive Historical Architectural Site Survey of Brunswick County, NC" prepared by Landmark Preservation Associates in September 2010 and the "Brunswick County Unincorporated Communities and Cemeteries Final Report" prepared by the Brunswick County Planning and Community Development Department and the Brunswick County Geographic Information Systems in September 2010.

▪ **SECTION 6.IV.C.I.106a (Implementing Actions - Cultural, Historic, and Scenic Areas):**

Implementing Actions – Cultural, Historic, and Scenic Areas

I.106a Brunswick County will not only support the relocation of existing cemeteries except in instances where the overall public interest is served and upon confirmed notification to the Brunswick County Historical Society, and in accordance with N.C.G.S. 65. Schedule: Continuing Activity.

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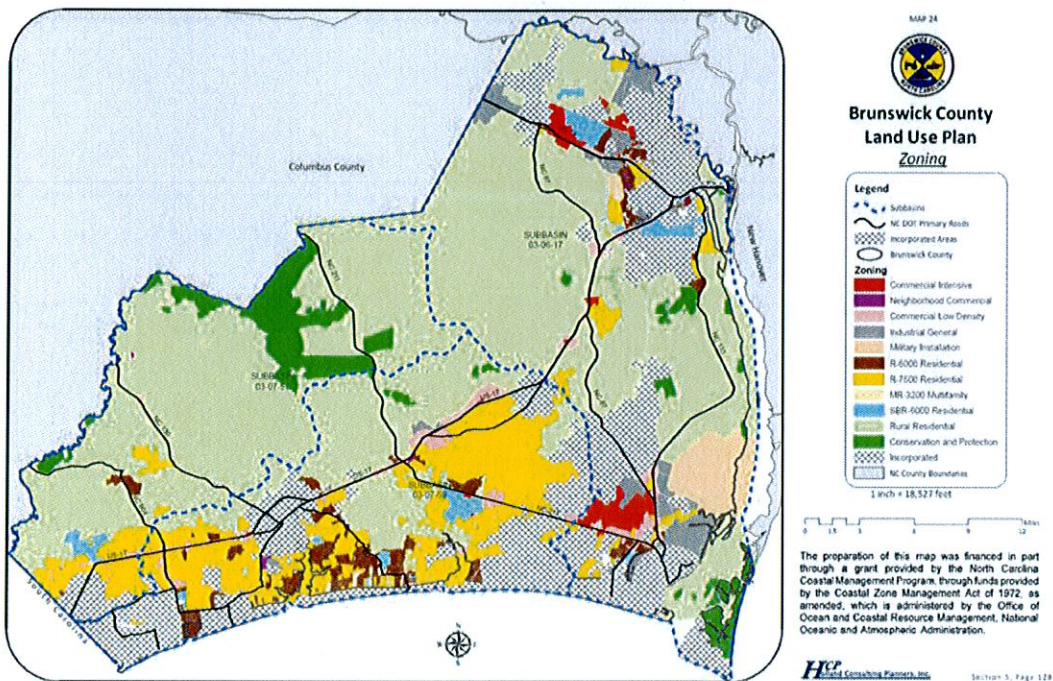
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▪ **ZONING MAP (MAP 24):**



▪ **SECTION 5.V.A (TABLE 60):**

Table 60.
Brunswick County - Zoning

Districts	Acres	% of Total
Commercial Intensive	5,958.7	1.3%
Neighborhood Commercial	644.1	0.1%
Commercial Low Density	11,012.4	2.4%
Conservation and Protection	24,000.3	5.3%
Industrial - General	12,901.9	2.8%
Military Installation	11,773.9	2.6%
MR-3200 High Density Residential	673.2	0.1%
R-6000 Residential	13,075.9	2.9%
R-7500 Residential	61,565.3	13.5%
Rural Residential	306,836.5	67.3%
SBR-6000 Residential	7,259.6	1.6%
Total	455,701.8	100.0%

NOTE: Figures include only the unincorporated areas of the County.
Source: Holland Consulting Planners, Inc.

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